

HB 5536 BILL
MARTIN SHAPIRO

Dear

I and my family have been continuously harassed by a vengeful Board of Directors of the Strawberry Hill Association, and supported by an executive of the property management, Plaza Realty and Management Corp.

Since the beginning of this year, members of the board of directors assisted by the president of the property management have deliberately and with malicious intent embarked on acts of intimidation, and invasion of my privacy.

This unconscionable behavior resulted from having questioned the legality of recent elections; misappropriate owners' funds, lack of fiduciary responsibility to which the Board is legally bound.

As an owner of a condo at 1 Strawberry Hill Avenue I accuse and hold the board of director and the property management, guilty of overstepping their authority and accountability in using owners' funds in a wasteful and self subservient manner causing thousand of dollars wasted in litigation and attorney's fees, and possible other acts of mismanagement.

I will be pleased to support my position with proper documentation if required.

Thank you.

Sincerely,

Martin Shapiro

HB 5536 BILL
MARTIN SHAPIRO

April 5, 2011

Board of Directors
1 Strawberry Hill Association
c/o Plaza Realty and Management Corp.
65 Bedford Street
Stamford, CT 06905

Dear Board members:

RE: Special monthly Assessment of \$122.01.

Referring to my previous correspondence, and in view of the fact that the Board had previously misused/ misallocated funds in the amount of approximately \$65.000 in excess assessments for elevator work which should have been refunded to the condo owners, I am requesting a formal letter affirming that all current and future assessments shall be used solely for the work to be done on the building.

This same request was made by Mr. Z. Preminger in his letter to Plaza Realty on February 7th, and February 26, 2011, and supported by Ms. Boucher' letter of April 1st, 2011.

It is my understanding that as of this date, their request for such a letter was ignored.

Accordingly, I will deposit the special assessment amount in an escrow account which I opened with Chase and will continue to do so monthly, until I receive the aforementioned letter of commitment from the Board. Thank you.

Sincerely,

Martin Shapiro

August 22, 2011

Board of Directors
One Strawberry Hill Association
1 Strawberry Hill
Stamford, CT 06902

RE: FAILURE TO RESPOND TO DEMAND FOR DOCUMENTATION

Member of the Board:

The attached copy of a Certified Mail Return Receipt Request dated July 20, 2011 was deliberately refused and returned to me unopened.

This is another instance in a series of previous letters requesting specific documentation which you have and continue to ignore, while pursuing with threats and intimidation against me and my family.

Sincerely,

Martin Shapiro

cc: David I. Cohen, State's Attorney

HB 5536 BILL
MARTIN SHAPIRO

August 17, 2011

Mr. David I. Cohen
State Attorney
Office of the State's Attorney
115 Hoyt Street
Stamford, CT 06905

Dear Mr. Cohen:

I am currently being harassed by a vengeful Board of Directors of the One Strawberry Hill Association with the assistance of Plaza Realty and Management Corp, their managing agent. It is their apparent intent to heap unlawful fines on me and should I not pay said fines they will move to foreclose on my property.

The causes for their vengeance are that I have questioned their claim of an existing emergency which they have used to force a \$4.5 million dollar assessment on the property owners of one Strawberry Hill. I have questioned the integrity of the counting of ballots for the Board. I have questioned what I believe has been misappropriation of owners' funds. And I took action when I believed that the Board had not been candid with a local bank from whom they were about to enter into a loan agreement.

The Board in the past twelve months has hired new counsel to defend the President in a criminal case, to provide opinions to the benefit of the Board but of detriment to the association and to be enforcer/heavy through threats of foreclosures while running up over \$50,000 in unbudgeted bills.

The Board has already fined me without providing any evidence and refuses to accept certified letters requesting same. They have banned me from using amenities of the property unless I am a guest of another owner. Their next step is expected to be foreclosure.

Your assistance and guidance would be greatly appreciated. I, of course, can provide proper documentation regarding the above.

Respectfully,

Martin Shapiro

HB 5536 BILL
MARTIN SHAPIRO

March 2, 2011

51 Fieldstone Road
Stamford, CT 06902

Office of the Attorney General
Mr. George Jepsen
55 Elm Street
Hartford, CT 06106

Dear Honorable Mr. Jepsen:

We are asking you for your help in resolving some very serious problems we are faced with at our Condominium Association, 1 Strawberry Hill Avenue in Stamford.

We recently had elections to the Board of Directors, and we believe that this election was a questionable election. The ballots and proxies were turned over to Mr. William Ward, the self-appointed attorney by the President of the Board of Directors, instead of handing them over to Plaza Realty and management, the property management of the building.

As candidates in this election we requested to inspect the ballots. Mr. Ward, however, refused to make the ballots available for inspection and verification of results, in an apparent contradiction with Connecticut State Laws and the Association By-Laws. We strongly believe that we have the right to inspect the ballots of the recent election to ascertain any irregularities in the counting of the ballots and proxies

One of the homeowners, who collected the ballots during the election, was allowed to recount the votes several weeks thereafter. Yet, this process was conducted under the questionable supervision of the attorney, Mr. William Ward, who apparently behaves as the personal attorney to Mr. Larry Davidoff, the President of the Board of the 1 Strawberry Hill Associations.

Mr. Davidoff's reputation is questionable. He recently was arrested by the Health Department for violation in regard to improperly handling the request of one of our homeowners, which is now in criminal court. He also has a case in civil court regarding his activities. Both cases are pending litigation and, therefore, we feel that he should temporarily be removed from the Board until these cases are resolved.

Mr. Davidoff wasted tens of thousands of dollars from our reserve funds; and recently he took out approximately \$50,000 from the same fund to defend his criminal and civil cases. Moreover, he is paying his appointed attorney substantial monies from our reserve funds.

Additionally, Mr. Davidoff has manipulated by means of intimidation and undue pressure an assessment for \$4,500.000 for the repair of the building, with dubious substantiation of the actual cost of the project, and already he mailed out invoices for this assessment funds. In the process of firming up this assessment, Mr. Davidoff also threatened his Board that unless they vote his way, they will personally face serious consequences.

We also wish to add that an overpayment of \$65.000 for a recent assessment to repair elevators in the building was never refunded to the homeowners.

We believe that Mr. Davidoff's conduct is legally questionable, and his position and actions as president are detrimental to the financial interests of the owners and their well being.

We would greatly appreciate your investigation and assistance in this matter and a quick position statement on ballot inspection prescribed by the Connecticut State Laws.

Thank you for your kind attention to this matter.

Most sincerely,

Zwi Preminger

Martin Shapiro

HB 5536 BILL
MARTIN SHAPIRO

July 18, 2011

Board of Directors
One Strawberry Hill Association
c/o Plaza Realty and Management Corp.
65 Bedford Street
Stamford, CT 06905

Via certified and regular mail:

RE: HEARING

Dear Board Members:

Your attorney's letter dated July 14th on the above matter is a continuance of your wasting large sum of monies with total lack of accountability and transparency.

Furthermore, please be advised that Mr. Michael Lombardo is a representative of the property management, Plaza Realty and Management, Corp, and is being paid by the condo owners, including myself. His involvement in the above is overreaching and outside his parameter of responsibilities for which he was hired. . I also consider his public outburst at the last owners' meeting an outright invasion of privacy. And in fact, I responded to him that as of that time, I still have not received the information I requested from the Board.

The Board has not responded to my letter of June 13th (copy enclosed), and until I receive the information requested in this letter, I consider any hearing invalid and arbitrary.

What governing documents or State status have conferred to you the power to impose an assessment on a single owner?

The action of the Board as stipulated in your attorney's letter of the above date is another in the series of harassment and intimidation which I demand that it is stopped herewith.

I demand an immediate response to my Letter of June 13th and your response to my specific enquiries.

Sincerely,

Martin Shapiro.

HB 5536 BILL
MARTIN SHAPIRO

July 20, 2011

Board of Directors
One Strawberry Hill Association
c/o Plaza Realty and Management Corp.
65 Bedford Street
Stamford, CT 06905

Via Certified and Regular mail:

Dear Board Members:

Pleased be advised that when Mr. Michael Lombardo, a representative of Plaza Realty and management Corp., confronted me on July 13th at an Association meeting, he did so in a loud and public manner witnessed by many owners. I informed him that I still had not received from the Board the information requested via my letter of June 13th (copy enclosed). I consider this public confrontation instigated by Mr., Lombardo to have been an unwarranted invasion of my privacy.

As you are aware, the Board has still not responded to my letter of June 13th and until I receive all the information I requested in this letter, I consider any hearing on this matter to be invalid and arbitrary.

I hereby additionally request the you provide the governing documents or State status, including the specific clauses, that you believe has conferred to you the power to impose an assessment targeting a single unit owner REGARDING THIS MATTER.

You surely must recognize that without all of the requested information, I cannot respond to your undocumented and vague allegations.

The action by the Board, as stipulated in your attorney's July 14th letter, must be seen as another in a continuing and escalating series of actions taken by the Board for the purpose of harassment and intimidation toward me directly and ultimately to the Association in general. This must stop.

I once again request a response to my letter of June 13th, and to all of my specific enquiries.

Sincerely,

Martin Shapiro

HB 5536 BILL
MARTIN SHAPIRO

July 25, 2011

Board of Directors
One Strawberry Hill Association
c/o Plaza Realty & Management Corp.
65 Bedford Street
Stamford, CT 06905

RE: HEARING

Dear Board Members:

As of this date, you have failed to respond to my demand for specific information re the above incorporated in my certified letters of June 13th and July 20th (copies attached))

Kindly comply with my request at your earliest convenience. Thanks you.

Sincerely,

Martin Shapiro

cc: Attorney